

JEFFERSON COUNTY PLANNING DEPT
Courthouse
PO Box H
Boulder, MT 59632
(406) 225-4040



LEGAL NOTICE

On Wednesday, June 3, 2020 at 7:00 p.m., the Jefferson County Planning Board will hold a public hearing via conference call on the following item:

RAVEN RIDGE SUBDIVISION

Layton Sysum & Laurie Rouane have proposed a ten (10) lot major subdivision of a ± 25.62 -acre parcel located approximately 0.25 miles west of the round-about on Jackson Creek Road. The property is currently developed with a single-family residence. The proposed lots will range in size from ± 1.74 to ± 3.97 acres. The property is located within the North Jefferson County Zoning District in a Residential/Commercial zoned area. The 10 lots would contain the following development: six single-family residences, two duplexes, one triplex, and one commercial use. Each lot will be served by an individual onsite well and an individual onsite drainfield. The lots will be accessed from Raven Ridge Road, a new road that will be built within the subdivision, which will connect to Jackson Creek Road. One variance is requested to Section 4.1.E of Jefferson County's Road Standards, which requires that all public roads serving a commercial use be paved (only one commercial lot is proposed on a gravel road). One variance is requested to Section 8.1.9.1.9 of the Subdivision Regulations, which requires at least two different ingress-egress routes (a cul-de-sac is proposed). The property is legally described as Tract 2 on Certificate of Survey (COS) 109570, Folio 103B, located in Section 14, Township 9 North, Range 3 West.

Contact the Jefferson County Planning Dept at 406-225-4040 to obtain additional information regarding this proposal. The public is encouraged to participate in the public hearing and voice comments they may have on the proposal. Join the meeting remotely via phone: 1-646-558-8656 or computer, tablet, etc: zoom.com/join, then enter meeting ID 671 828 8589. Zoom may require that you enter a password to join the meeting. Contact the Planning Dept prior to 5:00 p.m. on June 3rd to determine meeting's status and obtain password information.

The Planning Dept will accept written comments. Written comments must be received by June 2nd at 5:00 p.m. to distribute to the Planning Board. Comments can also be presented verbally during the June 3rd public hearing. The County Commissioners will review this proposal on June 16, 2020 at 1:45 p.m. and the public can participate in their meeting. Contact the Planning Dept. for information on how to participate in the Commission meeting. Comments can be mailed to **Jefferson County Planning Dept, PO Box H, Boulder, MT, 59632** or e-mail to lhintz@jeffersoncounty-mt.gov